

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT ADDENDA**

**For HDC meeting of September 21, 2004
MEETING NO. 10-04**

APPLICATION: HDC2004-00310

**APPLICANT/
OWNER:** Bob and Barbara Craig
16 Thomas Street
Rockville, MD 20850

REQUEST: Rear addition



Subject

ADDENDA TO COURTESY REVIEW STAFF REPORT FOR MEETING OF AUGUST 19, 2004.

At the HDC meeting of August 19, 2004, the HDC offered several suggestions to the applicant regarding a proposed rear addition to 16 Thomas Street:

Commissioner Broadhurst suggested options that would reduce the bulk and provide a better presentation of the north elevation to Thomas Street. He also offered some alternatives to simplify or eliminate the tower and reduce storm water runoff issues. One approach removed the tower and added a rear gabled roof that tied into the existing wing roof as a dormer would function over the two-story deck area to be enclosed. This would incorporate the tower roof area into the main roof plan and provided a better way to channel rainwater to a rear roof and gutter. Some other suggestions were made on the width of the rear addition and ways to reduce the visual mass while providing needed space.

Commissioner Moloney suggested that if the applicant retained the tower, it might be taller to make it a true focal point. Commissioner Broadhurst agreed that that would work, but reminded the applicant to be aware of height limitations. Planner Christensen said that the code allowed a maximum height of 35 feet to the midline of the roof in this zone.

Some suggestions were also provided as to the roof pitch and plan of the rear addition main block.

Applicant Barbara Craig said she would pursue the tower roof suggestion as it solved her rainwater problem and would look at a different roof configuration for the main mass of the rear addition and return at the next meeting. She submitted a signed time extension form as the 45-day period for rendering a decision would have expired by September 21, 2004.

Ms. Craig submitted a revised model, framing plans for both stories, and floor plans that incorporate the HDC suggestions.



16 Thomas Street model showing the south side elevation and proposed rear addition with open second story deck and first story porch. A gable roof replaces the previous tower. Staff's suggested setback would occur where the second story railing begins.

16 Thomas Street east (rear) view of proposed addition showing gabled tower on the left with open second story deck and first story porch, the main body of the addition in the center, and a second story balcony and first story porch on the right. The gabled roof of the main block of the addition has a lower pitch and now flows into the existing house roof. The north porches now have a shed roof.





North elevation of 16 Thomas Street model illustrating the lowered rear addition roof line and shed roof over the rear porches. This is the view from Thomas Street approaching from West Montgomery Avenue.

Ms. Craig also submitted framing plans for the addition. These plans do not meet all requirements for a building permit, but appear to be a sufficient basis for the HDC to approve or deny the project concept.

In this instance, previous alterations have obscured the original south wall so differentiation of original materials is not an option. Staff does suggest a small setback (4-6 inches) of the porch section of the rear addition to articulate this long wall. Staff voiced concerns with the height of the tower on the original proposal, as it surmounted and dominated the original roofline. Staff was also concerned about the dominance of the roof mass on the main block of the rear addition, which also projected above the original roof. The alterations presented in the second proposal remedy these staff concerns. The shed roof over the second story porch on the north recalls the two story gallery porches often found on Maryland houses of this era and lessens the dominance of the rear roof

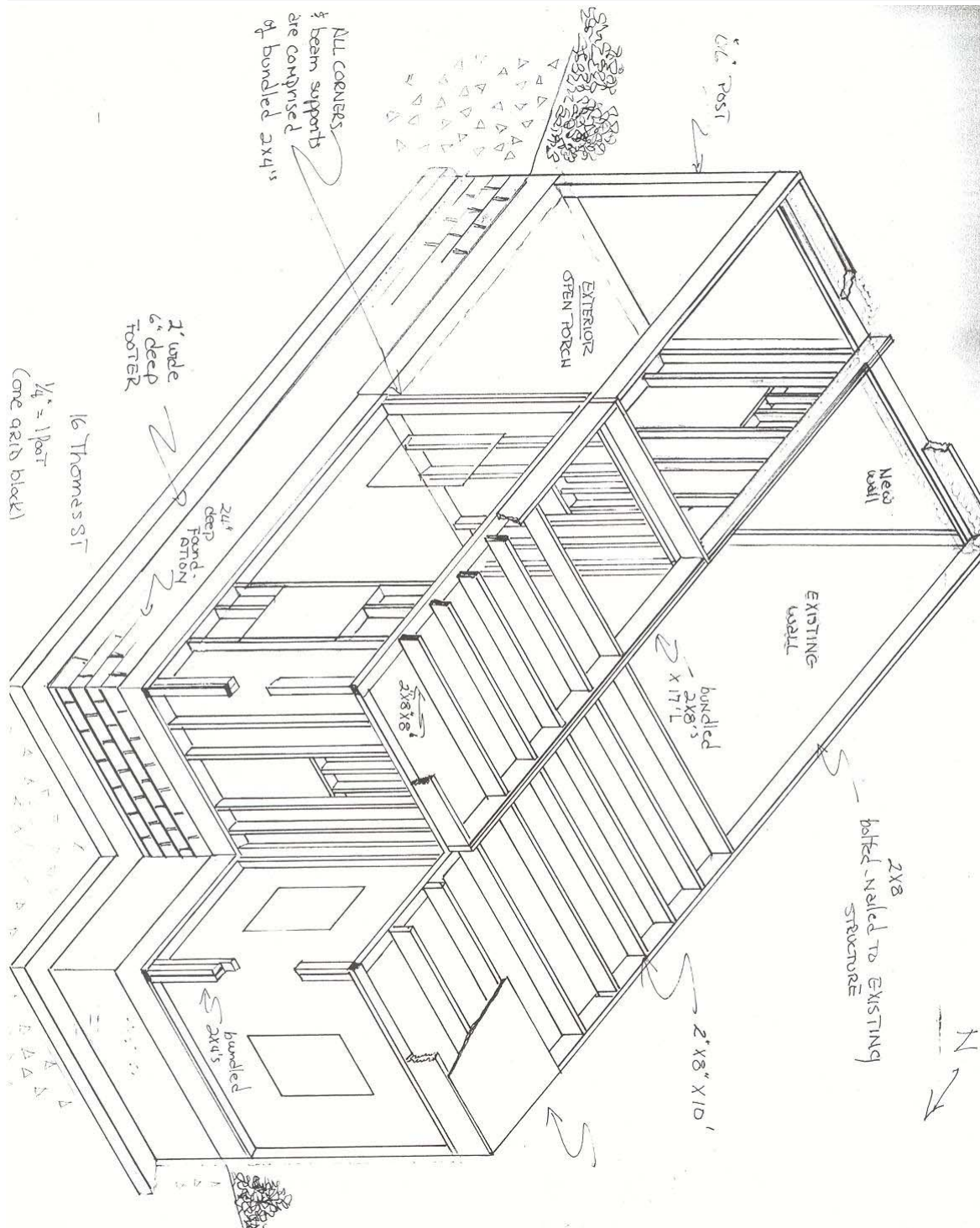
Staff recommends approval of the concept plan.

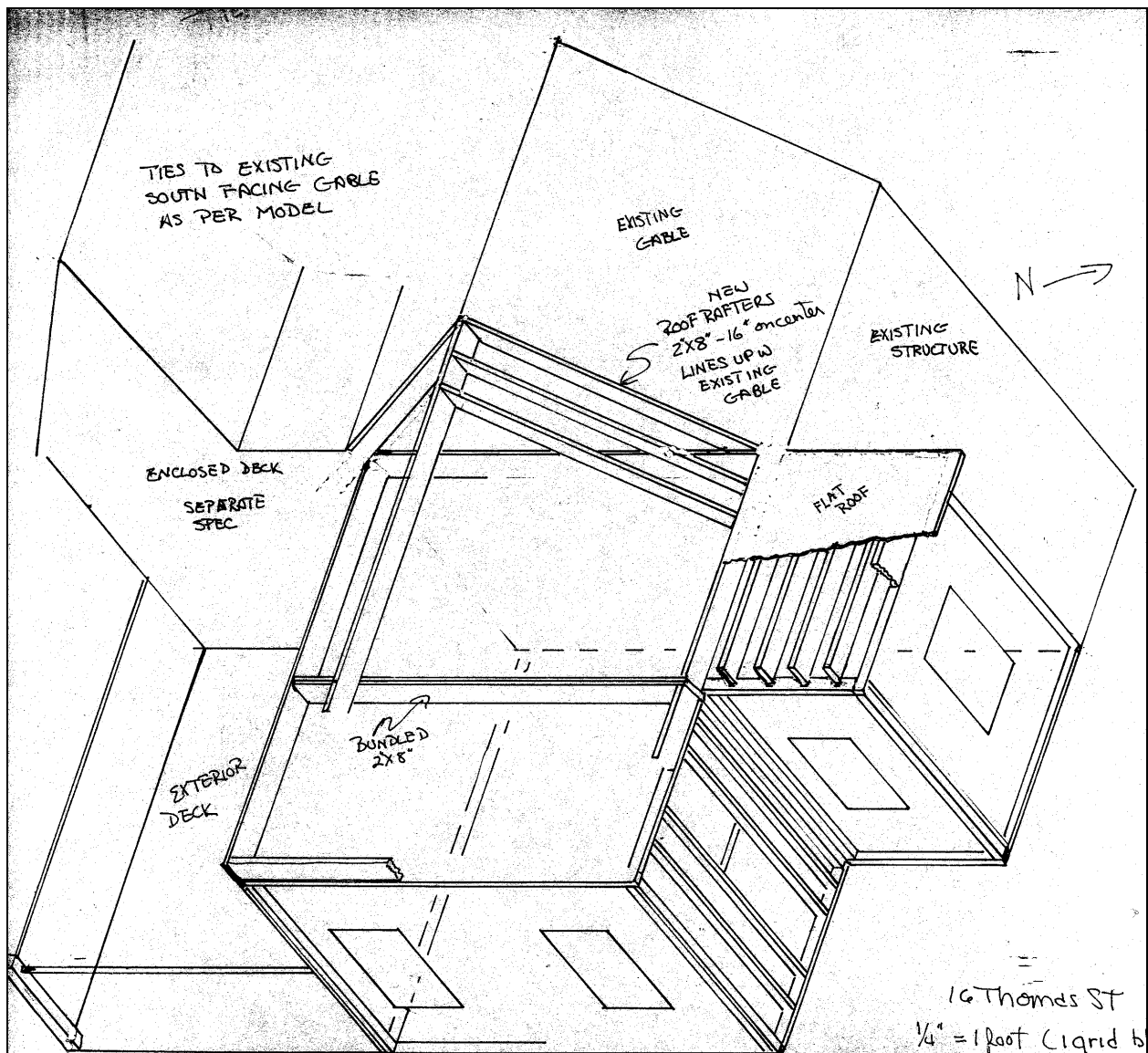
Suggested motion:

Finding the proposed addition compatible in roofline and mass with the existing house and primarily located to the rear of the structure, and in compliance with the adopted City of Rockville Technical Brief # 4, *New Additions*, and Secretary of Interior Standards # 9 and 10, I move approval of HDC2004-00310, concept plan for a rear addition at 16 Thomas Street, with the following condition(s):

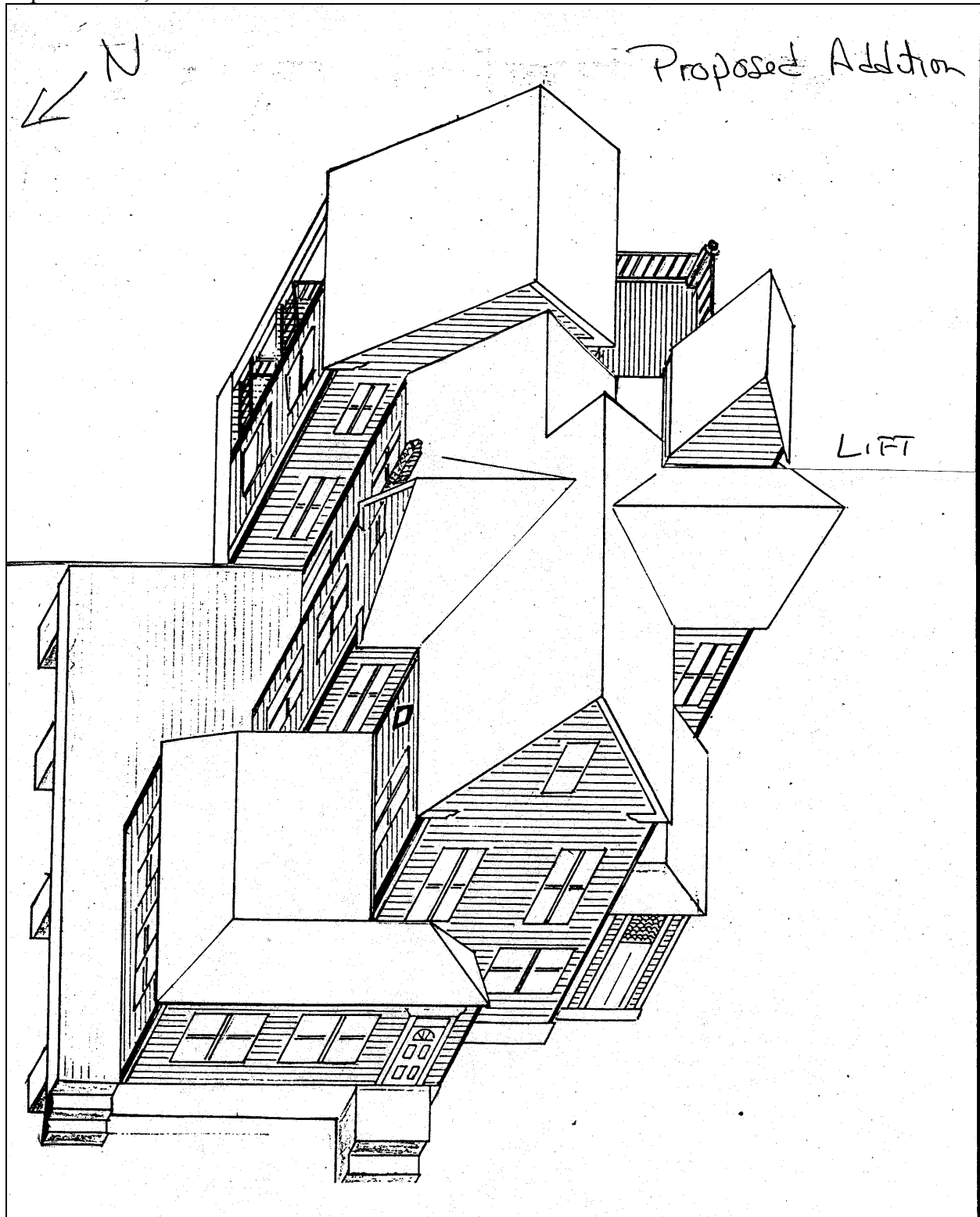
- 1. Completed plans for building permit be submitted to staff for approval.**
- 2. A complete list of exterior siding, roof, window, door, rail, deck, foundation and trim materials with dimensions, if not noted on the building plans, be submitted to staff for approval.**
- 3. A 4 or 6-inch setback is required for the porch section on the south elevation (if HDC so chooses)**
- 4. Any additional HDC conditions**

First story framing plan- view of north (side) and east (rear) sides of the proposed rear addition





Second story framing plan – north (side) and east (rear) facades of proposed rear addition



Original proposal showing tower and rear addition main block roof mass.

Secretary of Interior Standard for Rehabilitation

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

When extra space is needed for a new use, historic building owners may consider construction of an addition. A new addition needs to be designed with sensitivity to protect distinctive historic materials and features from damage or destruction. The new work also needs to be compatible with the historic building's character. Compatibility between old and new is achieved through the thoughtful application of basic architectural principles (massing, size, scale, setback, rhythm, and proportion), as well as the selection of appropriate materials and color. A compatible new addition will meet Standard 9. However, creating a new addition that so closely resembles the historic building that the old and new are indistinguishable will fail to meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of historic property and its environment would be unimpaired.

A new addition should be constructed in a manner that – if removed at a later date – the historic building's distinctive form and materials would be kept intact to the greatest extent possible. Standard 10 is often called the "principle of reversibility." Generally, placing an addition on a nonsignificant side or rear elevation can help achieve this